This Instrument Prepared By:
Debbie Lang
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
Gilbert Smith
3332 Elm Hill Pike
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120026315 DEEDWARRSP
Recvd: 04/11/12 09:37 3 pgs
Fees:18.00 Taxes:185.74
20120411-0030891

Property Tax ID#: 108 03 0 073.00
Commitment #: 2826799
Seller Loan #: 912451

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 12th day of March, 2012, by and between FEDERAL HOME LOAN MORTGAGE CORPORATION, Grantor, and GILBERT SMITH, a(n) married man, whose address is 3332 Elm Hill Pike, Nashville, TN 37214, Grantee.

Witnesseth:

That for and in consideration of the sum of $50,200.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Prior Instrument Reference : 20110914-0071425 on 09/14/2011
POA Recording Information: Inst# 20061207-0151393 on 12/07/2006
Property Address: 3077 Casa Drive, Nashville, TN 37214

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of said grantors.

In witness whereof, this Grantor has hereunto set a hand and seal on this the date first above written.

Witness

Printed Name

Witness

Printed Name

FEDERAL HOME LOAN MORTGAGE CORPORATION
By: Chicago Title Insurance Company, Its: Attorney In-Fact
By: _____

Its: AVP

STATE OF Pa }
COUNTY OF Beaver }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, by Melissa Harvey, its AVP of CHICAGO TITLE INSURANCE COMPANY, as The Attorney In-Fact, For: FEDERAL HOME LOAN MORTGAGE CORPORATION, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free act and deed for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 12 day of March, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Notary Public
My Commission Expires 9-4-13

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $50,200.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 12 day of March, 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary M. Goddard, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Sept. 4, 2013
Member, Pennsylvania Association of Notaries

Notary Public
My Commission Expires: 9-4-13

Name and Address of Property Owner:
Gilbert Smith
3332 Elm Hill Pike
Nashville, TN 37214

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
NEW OWNER

Exhibit "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55A, ZONE LOT DIVISION OF LOTS 54 AND 55, PATIO VILLA, SECTION 5, AS OF RECORD IN BOOK 6250, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY AS CONVEYED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE AND DEANNA DORROUGH AS CO-TRUSTEE TO FEDERAL HOME LOAN MORTGAGE CORPORATION, AS DESCRIBED IN DOC #20110914-0071425, DATED ~~09/09/2011~~ 9/9/2011. RECORDED 09/14/2011 IN DAVIDSON COUNTY RECORDS.

Tax/Parcel ID: ~~093 C D 02100~~ 108030073.00